149.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,600 / 770,600
					USE VALUE:	770,600 / 770,600
					ASSESSED:	770,600 / 770,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDRY WILFRED C & MARY A
Owner 2:	
Owner 3:	
Street 1:	10 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Aluminum Exterior and 2205 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5291.000	364,800	700	405,100	770,600
Total Card	0.121	364,800	700	405,100	770,600
Total Parcel	0.121	364,800	700	405,100	770,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.55 | /Parcel: 349.55

Legal Description

User Acct 98487

GIS Ref

GIS Ref

Insp Date 07/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,800	700	5,291.	405,100	770,600		Year end	12/23/2021
2021	101	FV	353,900	700	5,291.	405,100	759,700		Year End Roll	12/10/2020
2020	101	FV	353,900	700	5,291.	405,100	759,700	759,700	Year End Roll	12/18/2019
2019	101	FV	270,000	800	5,291.	405,100	675,900	675,900	Year End Roll	1/3/2019
2018	101	FV	270,000	800	5,291.	358,800	629,600	629,600	Year End Roll	12/20/2017
2017	101	FV	270,000	800	5,291.	300,900	571,700	571,700	Year End Roll	1/3/2017
2016	101	FV	270,000	800	5,291.	300,900	571,700	571,700	Year End	1/4/2016
2015	101	FV	254,800	800	5,291.	260,400	516,000	516,000	Year End Roll	12/11/2014

!11682!

PRINT

Date	Time
12/30/21	12:55:32

LAST REV

Date	Time
12/01/21	13:58:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11682

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12826-72		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017	1336	Window/S	10,611	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	CC	Chris C
12/24/2008	Measured	336	PATRIOT
1/7/2000	Inspected	276	PATRIOT
11/17/1999	Measured	268	PATRIOT
7/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5291		Sq. Ft.	Site		0	70.	1.09	8									405,111						405,100	

Total AC/HA: 0.12146 | Total SF/SM: 5291 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 405,111 | Spl Credit | Total: 405,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27987397
Const Adj.:	0.99989998
Adj $ / SQ:	172.766
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448147
Depreciation:	83355
Depreciated Total:	364792

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

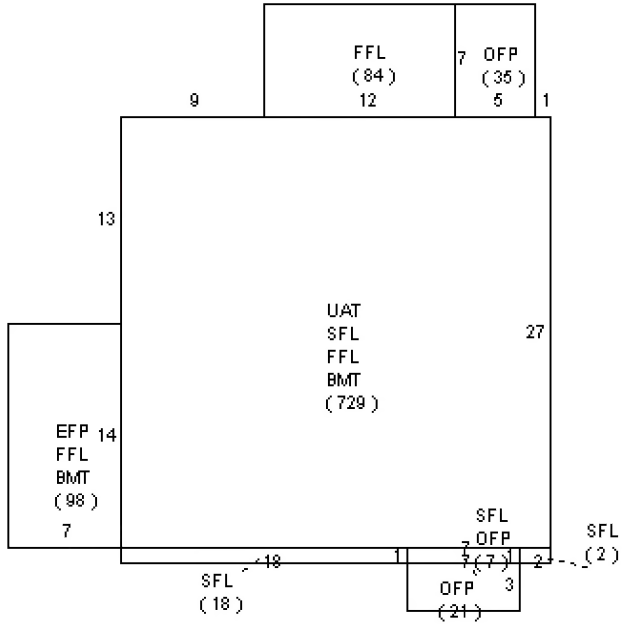
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.77
Special Features:	0	Val/Su Net:	128.59
Final Total:	364800	Val/Su SzAd	218.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	911	172.770	157,390
BMT	Basement	827	73.730	60,973
SFL	Second Floor	756	172.770	130,611
UAT	Upper Attic	182	69.110	12,595
EFP	Enclos Porch	98	55.000	5,390
OFP	Open Porch	63	42.690	2,689

Net Sketched Area:	2,837	Total:	369,648

Size Ad	1667	Gross Area	3384	FinArea	2205

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

149.0-0007-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X9	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	13X23	F	FR	1995	3.15	T	24	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700